

**City of Eau Claire
Plan Commission Minutes**

Meeting of March 16, 2015

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Weld, Larsen, Pederson, Granlund, Seymour, Radabaugh,
Ms. Mitchell, Ms. Ebert

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Weld.

1. **FINAL PLAT (P-1-15) – Herbison Hills, Town of Seymour**

American Land Surveying has submitted the final plat for Herbison Hills located at the southwest corner of CTH "Q" and South 72nd Avenue in the Town of Seymour. The final plat is consistent with the preliminary plat. The plat created four lots, each being about 10 acres in size.

Mr. Gary Herbison, 2894 Greenview Drive, Eau Claire spoke in support. No one appeared in opposition.

Mr. Pederson moved to recommend approval of the final plat. Ms. Ebert seconded and the motion carried.

2. **SITE PLAN (SP-1509) – Jimmy John's, Mercantile Drive**

Cedar Corporation has submitted a site plan for a retail building with a Jimmy John's restaurant located on the east side of Mercantile Drive, across from Menards. The site plan shows a 2,726 square foot building with Jimmy John's in the north half of the space and a retail use in the other. A drive-up facility is also shown on the north side of the building. Mr. Tufte listed the four conditions for the revised site plan.

Mr. Cory Scheidler, Cedar Corporation, spoke in support. No one appeared in opposition.

Mr. Larsen moved to approve the site plan with the condition listed in the staff report. Mr. Granlund seconded and the motion carried.

3. **SITE PLAN (SP-1510) – FedEx Ground Facility**

Ruedebusch Development and Construction has submitted a site plan for a new FedEx Ground facility to be located on Prospect Drive in Gateway Business Park. The site plan shows a 163,714 square foot building with 272 parking spaces, 80 trailer parking spaces and 41 van staging spaces. Mr. Tufte recommended revisions to the site plan, including the moving of the bicycle parking area to the east side of the parking lot adjacent to the entrance drive. He also stated they need to provide a sidewalk/stripped path connection to Prospect Drive. This may be handled by widening the entrance drive and providing pedestrian pathway.

David Nelsen, representing Ruedeusch Development, spoke in support. No one appeared in opposition.

Ms. Mitchell moved to approve the site plan with the conditions in the staff report and adding to condition C that additional width be provided to accommodate a pedestrian pathway, and modifying condition E that the fence be 25 feet from all property lines. Mr. Radabaugh seconded and the motion carried.

4. **SITE PLAN (SP-1511) – Sushi Restaurant, 405 S. Barstow Street**

Bob Johnson has submitted a site plan for a Sushi Restaurant located at 405 S. Barstow Street. The building was an office space with a required parking for 10 stalls. The floor plan for the restaurant shows seating for 99 persons which requires 33 parking stalls. The required parking for commercial uses in a CBD zone may be within 800 feet of the site. The City Traffic Engineer indicated that there is available parking within 800 feet of this site

Ms. Binh Lin, operator of the restaurant, spoke in support. No one appeared in opposition.

Ms. Mitchell moved to approve the site plan with the conditions attached in the staff report. Ms. Ebert seconded and the motion carried.

5. **DISCUSSION**

West Riverside District Plan – Downzoning

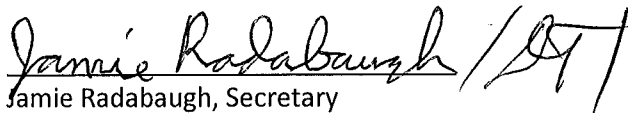
Mr. Tufte presented a plan for the proposed downzoning of the West Riverside District. He presented areas with primarily single-family and duplex residences to be rezoned to R-2. Currently these areas have R-3 zoning. Other areas with a mixture of single-family, duplexes and multi-family units with R-3 and R-4 zoning will be rezoned to RM-P. The P (Planned) designation will allow for smaller lots to be conforming at 6,875 square feet. This will reduce the number of nonconforming structures on existing smaller lots. Staff will schedule an open house meeting for interested neighbors, then schedule a public hearing. Ms. Mitchell recommended that more public notice signs be placed throughout the neighborhood, rather than the 15 signs maintained by the Department.

Comprehensive Plan Update

Mr. Tufte briefed the Commission on the discussion items for the Comprehensive Plan update meeting on March 12, 2015. These included Transportation, Public Utilities and Historic Resources. He reviewed with the Commission the plan action dates and timing from 2015 to 2020. The next meeting in April will discuss the Housing Plan and the Neighborhoods and Districts Plans.

6. **MINUTES**

The minutes of the meeting of March 2, 2015 were approved.


Jamie Radabaugh, Secretary